

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re:

Leo J. Nixon,  
DebtorBankruptcy No. 19-11217-TPA  
Chapter 13Leo J. Nixon,  
Movant

Related to Document No. 24

v.

Specialized Loan Servicing,

AND

Ronda J. Winnecour/Esquire  
Chapter 13 Trustee,  
Respondents**INTERIM MORTGAGE MODIFICATION ORDER**

On March 23, 2020 the above-named Debtor and Specialized Loan Servicing (“Creditor”) entered into a trial modification (the “Trial Modification”), through the Court’s *Loss Mitigation Program* (LMP), with respect to the first mortgage on the Debtor’s residence. The terms of the Trial Modification require monthly payments in the amount of **\$284.98** (“Trial Payments”) to begin on **May 1, 2020** and to continue in that amount until **July 1, 2020** (the “Trial Modification Period”). In light of the need for an immediate change in the distribution to the Creditor, the Debtor requests the Court to enter this *Interim Mortgage Modification Order* until a final, permanent modification can be presented to the Court for approval.

***AND NOW***, this **26th day of March, 2020**, for the foregoing reasons it is hereby ***ORDERED***,

***ADJUDGED and DECREED*** that:

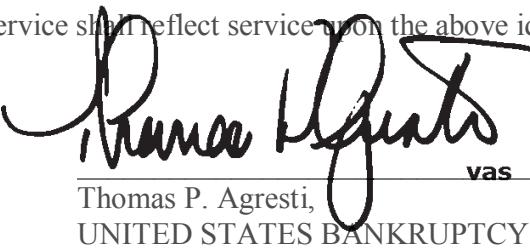
The Chapter 13 Trustee is authorized and directed to modify the distributions to the above-named Creditor, with a payment address of Specialized Loan Servicing, 8742 Lucent Blvd, Suite 300, Highlands Ranch, CO 80129, for the Trial Modification Period. Each Trial Payment shall be made in the amount of **\$284.98** for the following months: May 1, 2020, June 1, 2020, July 1, 2020. Following the Trial Modification Period, the Chapter 13 Trustee shall continue to make distributions in the same amount as the Trial Payments until further Order of Court.

(1) In the event that a Permanent Modification is reached between the Parties, the Debtor *immediately* shall file a *Motion to Authorize the Loan Modification* in compliance with *W.PA.LBR 9020-6(d)*.

(2) The LMP Period is extended until fourteen (14) days after the expiration of the Trial Modification Period. If the Debtor has not filed a *Motion to Authorize the Loan Modification* within fourteen (14) days after the expiration of the Trial Modification Period, then the Debtor shall *immediately* file and serve either a *Motion to Extend the Loss Modification Period* pursuant to *W.PA.LBR 9020-5(b)* or a *Motion to Terminate the Loss Modification Program* pursuant to *W.PA.LBR 9020-5(c)* that sets forth the specific reasons why an agreement was not reached.

(3) Any Party may seek a further hearing regarding the amendment or termination of this *Order* at any time during the Trial Modification Period by filing an appropriate Motion.

(4) Within three (3) days of entry of this *Order*, Debtor shall serve this *Order* electronically on the Chapter 13 Trustee at the following email address: [LMP@chapter13trusteewdpa.com](mailto:LMP@chapter13trusteewdpa.com) and Debtor shall not be entitled to rely on CM/ECF or United States Mail for service of this *Order* on the Chapter 13 Trustee. The Debtor's Certificate of Service shall reflect service upon the above identified email address.



Thomas P. Agresti,  
UNITED STATES BANKRUPTCY JUDGE

Case administrator to serve:

Debtor(s)  
Counsel for Debtor(s)  
[Counsel for Creditor]  
Ronda J. Winnecour, Esq. Ch 13 Trustee

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 Western District of Pennsylvania

In re:  
 Leo J. Nixon  
 Debtor

Case No. 19-11217-TPA  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0315-1

User: mgut  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Mar 26, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 28, 2020.

db +Leo J. Nixon, 2318 Reed Street, Erie, PA 16503-2140

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 28, 2020

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 26, 2020 at the address(es) listed below:

Daniel P. Foster on behalf of Debtor Leo J. Nixon dan@mrdebtbuster.com,  
 clarissa@mrdebtbuster.com;fosterlaw@ecf.inforuptcy.com;anne@ecf.inforuptcy.com

James Warmbrodt on behalf of Creditor ABFC 2002-WF1 Trust, ABFC Mortgage Loan Asset-Backed Certificates, Series 2002-WF1, U.S. Bank National Et Al... bkgroup@kmlawgroup.com  
 Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov

Ronda J. Winneccour cmeccf@chapter13trusteewdpa.com

TOTAL: 4